



**Newton House**, Newton Hurst Lane, Admaston, WS15 3PJ





Set behind a secure gated entrance is this well presented country home Newton House, thought to originally date back to the late 17<sup>th</sup> early 18<sup>th</sup> century. Formerly the home of the local game keeper, it enjoys stunning landscaped gardens with open views over rolling countryside in this idyllic rural location close to Blithfield reservoir. Brimming with charm and character, Newton House has been extended and renovated to a superb standard with up to the minute technical accessories that include, a state of the art digital security

system, water softening unit and pressurised water system, all installed under the supervision of the current owner. Along with quality fixtures and fittings, the interiors create a spacious and comfortable family home offering much space and flexibility. The accommodation is briefly comprising reception hall, three reception rooms, conservatory, dining kitchen, utility and cloakroom. Upstairs are five bedrooms, two having en suite facilities and a family bathroom. Outside a generous drive provides ample parking and leads to the detached

double garage. The gardens of this house are without a doubt a real feature of the property with extensive lawns, water features, mature trees and shrubs.

The area within the Blythe Valley offers excellent recreational pursuits with sailing, fishing, biking and walking. The nearby charming village of Abbots Bromley has a shop with post office, butchers, pubs, restaurant, doctors, church, village hall and primary school. There are a good choice of independent schools within the area such as,

Abbots Bromley School for Girls, Smallwood Manor, Denstone College, The Cathedral School in Lichfield, St Bede's, Repton and Foremarke. Newton House is situated with easy travel to the market towns of Uttoxeter, Stafford and Burton upon Trent with the cities of Lichfield and Birmingham also being within an easy commute. Regional and national rail travel is available from Burton upon Trent, Lichfield and Rugeley.

- Individual Detached Family Home
- Stunning Features Throughout
- Offered with No Upward Chain
- Three Reception Rooms & Conservatory
- Family Dining Kitchen
- Five Double Bedrooms
- Two En Suites & Family Bathroom
- Landscaped Stunning Gardens
- Detached Double Garage & Parking
- Views over Blythe Valley

#### Feature Recessed Porch

With flag stone floor, windows to both sides and a wide oak door leading to:

**Reception Hall** 6.92 x max 3.04 min 2.58m (approx 22'8" x max 9'11" min 8'5")

Having a polished oak floor, beamed ceiling, stairs leading off to the first floor with oak panelling under and a useful storage cupboard, doors lead off into:

**Sitting Room** 4.83 x 3.60m (approx 15'10" x 11'9")

With an oak floor, a beamed ceiling, recessed ceiling lights on a dimmer control switch, wall and picture light points, window to the front and sliding patio doors that lead into the conservatory. A timber screen separates this area from the:

**Impressive Drawing Room** 4.69 min x 6.88m (approx 15'4" min x 22'6")

A lovely feature to this room is the recessed





brick fireplace with tiled hearth. A multi fuel burner sits on the hearth and concealed lighting illuminates the fireplace. French doors with glazed side panels open out onto the garden terrace area with stunning views of the garden and beyond. A decorative brick arch is inset with shelves; there are recessed ceiling lights with a dimmer control switch, a beamed ceiling and Oak sprung floor

#### Conservatory

Hardwood double glazed windows with a quarry tiled floor, radiator and French doors opening out into the garden

**Study** 3.70 min 4.17 max x 3.67m (approx 12'1" min 13'8" max x 12'0")

A brick chimney breast houses a cupboard that provides useful storage. The floor is oak; there are two windows to the front and ceiling beams

**Dining Kitchen** 4.55 x 3.00 into 3.64 x 3.24m (approx 14'11" x 9'10" into 11'11" x 10'7")

An L shaped area divided into the main kitchen, which is fitted with oak fronted base and wall cabinets with granite work surfaces over, housing a double Belfast sink with a mixer tap over, spaces for dishwasher and American style fridge freezer and a Rangemaster electric cooker with ceramic top and extractor hood over. The walls have tiled splash backs, and there are travertine tiles to the floor. A window overlooks the side aspect and the ceiling is beamed with recessed light fittings. The dining area has an oak dresser that matches the kitchen units, there is a further window to the side and French doors lead out into the garden

#### Utility

With oak fronted wall and base cabinets that incorporate the Trianco Eurostar oil fired boiler for the central heating system and domestic hot water and the water softening system. A fitted tall unit, granite work surfaces, Belfast sink, space with plumbing for washing machine and further appliance space, travertine tiled floor, tiled splash backs, recessed ceiling lights, window to side aspect and door to the outside

#### Cloakroom

Having a wall mounted hand wash basin, W.C. and window to rear









### Landing

With a window overlooking the rear garden, exposed beams, hatch to the roof space and airing cupboard housing a Megaflo pressurised water cylinder. Doors lead off into:

### Master Bedroom 4.14 x 4.70m (approx 13'6" x 15'5")

With built-in wardrobe providing hanging space, another door opens to a storage cupboard with shelving and a further cupboard provide housing for another pressurised water cylinder. There are windows overlooking the rear garden, hatch to roof space and a door into:

### En Suite Bathroom

Comprising a double shower enclosure with a double head shower unit, a free standing claw foot bathtub, pedestal wash basin, WC, heated towel rail, tiled floor, and tiled walls and a velux window

### Bedroom Two 3.79 max x 3.76m (approx 12'5" max x 12'4")

Having windows to front and side aspects and door leading into the

### En Suite Shower Room

With fully tiled walls and complimentary tiled floor, double shower enclosure, pedestal wash basin and WC

### Bedroom Three 3.69 x 3.31m (approx 12'1" x 10'10")

There are two windows to the front aspect, a built in cupboard and hatch to roof space

### Bedroom Four 3.27 x 3.64m (approx 10'8" x 11'11")

Currently used by the vendor as a Gym, having windows overlook the rear garden and two storage cupboards into the eaves

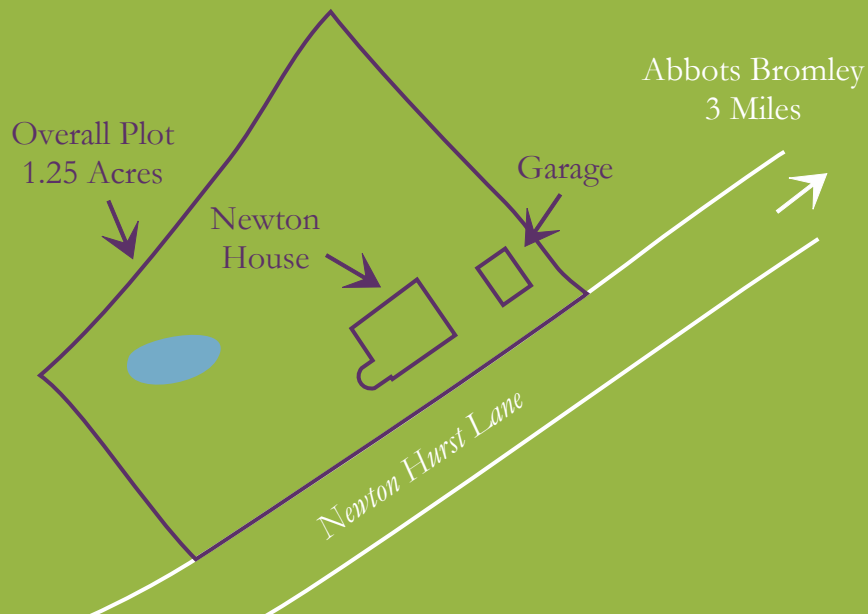
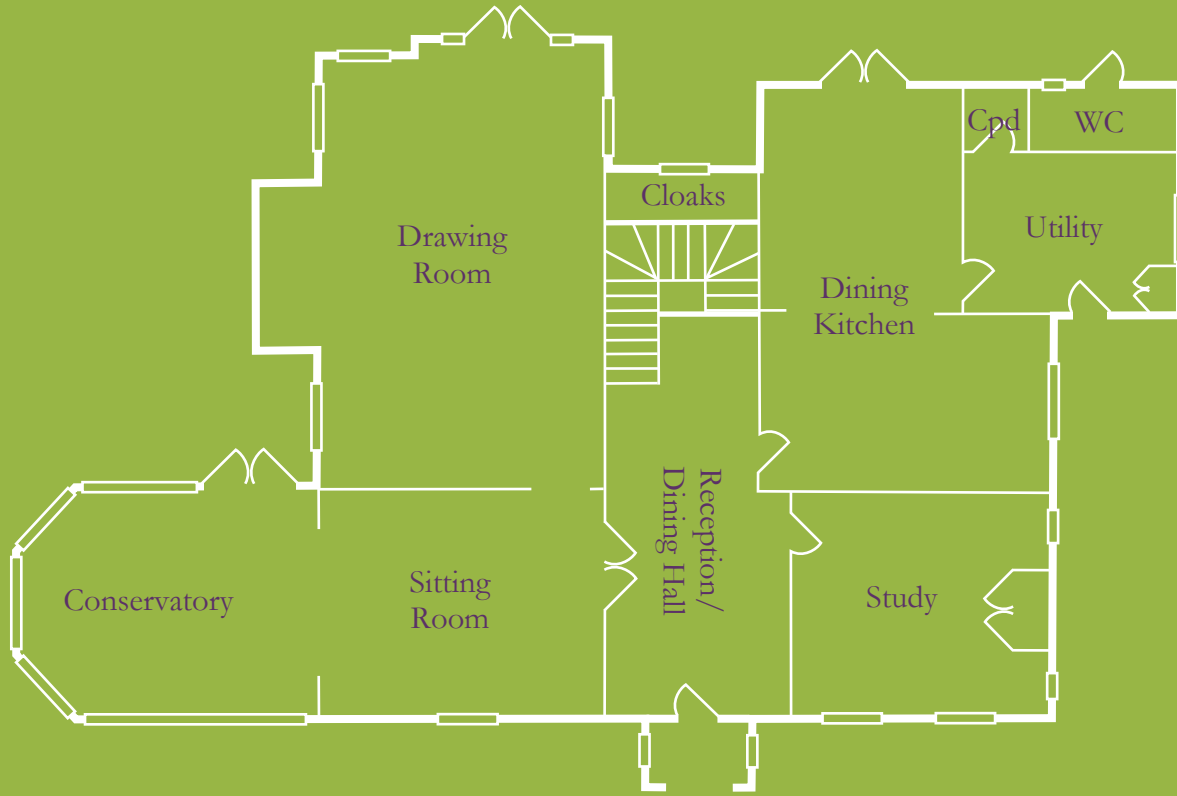
### Bedroom Five 3.06 x 2.68m (approx 10'7" x 11'10")

A built-in wardrobe provides hanging space and there is a window to the front

### Family Bathroom

A spacious bathroom comprising pedestal wash basin, WC, tiled shower with spa shower system and a freestanding claw foot bathtub. With partial tiled to walls, tiled flooring, a chrome heated towel rail and a window to the side aspect













### Outside

Remote controlled electric wooden gates open into a sweeping block paved driveway offering parking for a number of vehicles and access into:

### Detached Double Garage 9.18 x 5.47m (approx 30'1" x 17'11")

Having two electronically operated up and over doors along with double doors to the side that allows access to the garage for the sit on mower. The garage is large enough to accommodate work benches and there are plenty of power points. Further storage is available in the roof space. A path to the side of garage gives access to the oil tank.

### Gardens

A most stunning feature of this country house is without a doubt the gardens. The size of the

outside space totals approximately 1.25 acres with a further 0.25 of an acre or there abouts near the Blythe River 100 yards away. From the front aspect, a wrought iron gate gives pedestrian access to the front of the house. A paved path flanked by box and yew hedging leads to the front entrance door and continues to the side garden. There are raised beds with an abundance of shrubs, trees and conifers that include 200 year old Box trees. Mainly laid to lawn, the side garden is enclosed from the lane by Privet and Holly hedging

Extending to the rear, an extensive lawn sweeps down to the boundary post and rail fence which allows views of the open countryside beyond. These superb mature gardens contain fruit trees, a beautifully old Oak tree, specimen conifers, flower and shrub beds. A generous sized pond with an alpine rockery incorporates a water fall, a fountain and a central island bog garden all adding further interest to this stunning garden. Accessed from the property is a large patio area extending the width of Newton House. The focal point of the patio area is a water fountain and this area provides ample space for outdoor entertaining

A door at the rear of the property off the patio leads to a **Gardeners WC**, having a wall mounted hand wash basin with tiled splash back, WC, tiled floor and radiator. There is an external irrigation system for the watering of plants

### Directional Note

From Abbots Bromley, proceed through the village towards Uttoxeter on High Street, onto B5014 for one mile, where the road merges into B5013, continue straight. Take the first left onto Newton Hurst Lane and follow the road for just over one mile. The property will be on your right hand side



Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
95-100	A		95-100	A	
85-95	B		85-95	B	
75-85	C		75-85	C	
65-75	D		65-75	D	
55-65	E		55-65	E	
45-55	F		45-55	F	
35-45	G		35-45	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

**General note:** Whilst we endeavour to make our sales details accurate and reliable, if there is any point, which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

**Measurements:** Please note that our room sizes are now quoted in metres on a wall-to-wall basis. The imperial equivalent is only intended as an approximate guide: for those of our applicants who may not yet be fully conversant with the metric measurements.

**Consumer Protection Regulations:** Any prospective purchasers should satisfy themselves by inspection or otherwise as to the correctness of any statements or information in these particulars, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor.

Due to a change in legislation from 1st March 2004 we are required to check the identification of vendors before proceeding to market any property, and purchasers on acceptance of an offer and before we can instruct solicitors to proceed. This is a legal requirement and applies to all Estate Agents.